



SITE INFORMATION

ADDRESS:	755 7th Ave NW & 765 7th Ave NW ISSAQUAH, WA 98027
	710 NW HOLLY ST. & 720 NW HOLLY ST. ISSAQUAH, WA 98027.
	ADDRESS UNKNOWN FOR OTHER HOLLY ST. PARCEL FRONTAGES
PARCEL NUMBERS:	884430-0026, -27, -30, -31, -32, -33
ZONING:	MUR - MIXED USE RESIDENTIAL
OVERLAY:	TRADITIONAL ISSAQUAH ARCHITECTURAL DISTRICT
SITE AREA:	57,611 SQ. FT.
ALLOWABLE F.A.R.:	BASE = 1.25 MAX = 2.0
SETBACKS:	SIDE/REAR = 7' BUILD TO LINE/FRONTAGE = 0'-10' (MIN. 60% FRONTAGE AT BUILD-TO) PROPOSED: SEE CALCULATION ON SITE PLAN
BUILDING HEIGHT:	BASE = 40' MAX = 65'
MAXIMUM IMPERVIOUS:	80%
PARKING REQUIREMENTS:	MIN. = 1.0 STALL/UNIT MAX. = 2.0 STALL/UNIT PROVIDED = 2.0 STALL/UNIT
BICYCLE PARKING:	N/A FOR SINGLE FAMILY ATTACHED
COMMUNITY SPACE REQUIREMENTS:	MIN. 48 SQ. FT./UNIT INDIVIDUAL = MIN. 6'x8' PATIO/DECK/ETC. COMMON = 48 SQ. FT. x UNITS = 1,344 SQ. FT. PROJECTS >22 UNITS = ADDITIONAL 400 SQ. FT. ON-SITE AMENITY
LANDSCAPE REQUIREMENTS:	MIN. LANDSCAPE WIDTH = 4' MIN. TREE RETENTION = 25% OF TOTAL CALIPER OF SIGNIFICANT TREES SHALL BE RETAINED. MODIFICATIONS PERMITTED IF REQUIREMENTS ARE MET
CIRCULATION:	THROUGH BLOCK PASSAGES: PRIMARY = 20' MIN. (5' LANDSCAPE EA. SIDE OF 10' WALK) SECONDARY = 13' MIN. (4' LANDSCAPE EA. SIDE OF 5' WALK) ALLEY = 20' MIN. EMERGENCY ACCESS

REDUCED FRONTAGE CALCULATION (7th AVE):
TOTAL FRONTAGE = 244.25'
REQUIRED FRONTAGE = 0.6 x 244.25' = 146.55'
PROVIDED FRONTAGE = 166.25'

FRONTAGE CALCULATION (NEWPORT WAY NW):
TOTAL FRONTAGE = 180.58'
REQUIRED FRONTAGE = 0.5 x 180.58' = 90.29'
PROVIDED FRONTAGE = 99.13'

TOWNS ON 7th
1:20

SITE PLAN
6-PARCEL